



## *Planning Board Staff Report*

**Meeting Date: November 6, 2020**

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**TO:** Marco Island Planning Board

**FROM:** Daniel J. Smith, A.I.C.P., Director of Community Affairs

**DATE:** October 23, 2020

**RE:** Site Development Plan Amendment (SDPA) 20-000237, 500 Nassau

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### **PROJECT DESCRIPTION:**

This project is an amendment to an existing site plan to expand the tennis pro shop by 260 square feet. The proposal is to enclose an area that is currently under a shade structure. The application and plans are attached to this report.

### **OWNER:**

Island Country Club, Inc., a Florida Not-for-Profit Corporation  
500 Nassau Road  
Marco Island, FL 34145

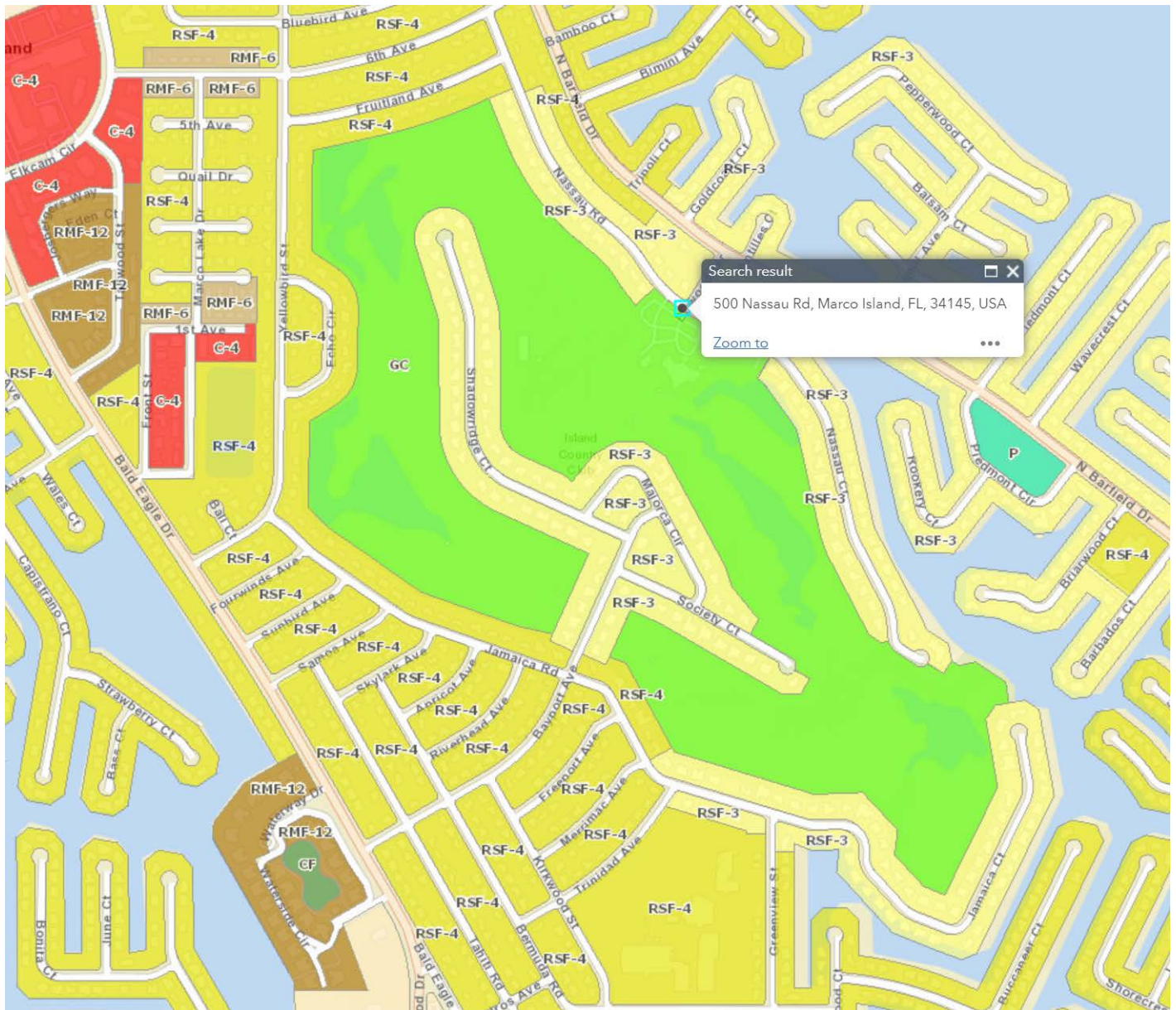
### **AGENT:**

American Engineering Consultants of Marco Island, Inc.  
573 Bald Eagle Dr.  
Marco Island, FL 34145

### **PROJECT ADDRESS:**

Street Address:	500 Nassau Road Marco Island, FL 33950
Legal Description:	Tract A, Marco Beach Unit Three, Plat Book 6, Pages 17-24, Public Records of Collier County, FL
Property ID#	56850040002
Zoning:	GC

**SUBJECT PARCEL ZONING MAP:**





**SUBJECT PARCEL AERIAL:**



260 SF TENNIS BUILDING ADDITION WITH OPEN TRELLIS

EXISTING TENNIS COURTS

TENNIS COURT

260 SF TENNIS BUILDING ADDITION WITH OPEN TRELLIS

RE-STRIPE THIS AREA TO PROVIDE (4) H/C SPACES

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36TH ST

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387TH ST

388TH ST





## **STAFF ANALYSIS**

Island Country Club was issued a certificate of occupancy in June of 1965. The pool was added in 1971. A fire occurred in 1994, with a rebuild after the fire. The tennis court was added in 2011.

This request is before the Planning Commission, because any change to the site plan requires approval from the Planning Board and City Council.

Overall, Staff has no concerns with proposed addition. This will not result in additional impervious space since it is already a covered space.

A landscape inventory has been conducted and provided as part of this request. The existing vegetation is substantial with many mature trees and hedges. The applicant is asking that the overall landscape plan for the site be addressed during an upcoming review of a major renovation for the whole club house. Staff believes this is appropriate and will add that as a condition of approval.

The applicant is requesting vested rights pursuant to Sec. 30-491 and as such, additional parking would not be required since this is not a substantial change.

*All types of site development plans that have been formally submitted or approved before the effective date of this article, will be exempt, at the election of the applicant, from the new parking requirements of this article as long as commencement of construction occurs on the project within one year of adoption of this article. Furthermore, amendments to previously submitted site development plans may also be exempted, at the election of the applicant, from strict compliance with this article, if the amendment(s) are considered an insubstantial change per this article. For this subsection, "commencement of construction" means the physical act of constructing or installing on or in the property substantial infrastructure as approved in the final approval of the site development plan. Where this paragraph conflicts with any portion of this article, this paragraph shall prevail.*

(Ord. No. 01-16, § 11, 10-1-2001)

## **PLANNING BOARD ACTION**

Staff recommends the Planning Board forward a recommendation of approval with the below conditions to the City Council.

1. The landscape plan will be reviewed for compliance with the LDC in conjunction with the forthcoming proposed major renovation of the clubhouse; and
2. Prior to issuance of a certificate of occupancy for the improvements set forth in the Site Development Plan Amendment, the Owner/Developer shall at its sole expense, test and repair all potable water backflow devices for compliance with applicable regulations and standards. Testing must be tested and repaired by a State of Florida certified plumber or a person that has been certified by Florida Water Pollution and Control Operators Association Incorporated (FWPCOA) or by the University of Florida Office of Professional and Workforce Development Training, Research and Education for Environmental Occupations (UF-Treco). Passing test results, list of repairs, and a copy of valid license must be certified to and for reliance by the City.
3. Prior to issuance of a certificate of occupancy for the improvements set forth in the Site Development Plan Amendment, the Owner/Developer shall at its sole expense obtain an individual permit for the

Subject Property and provide a copy of the District minor modification/letter modification to the City's Stormwater Engineer.

Daniel J. Smith, A.I.C.P., Director of Community Affairs  
City of Marco Island